



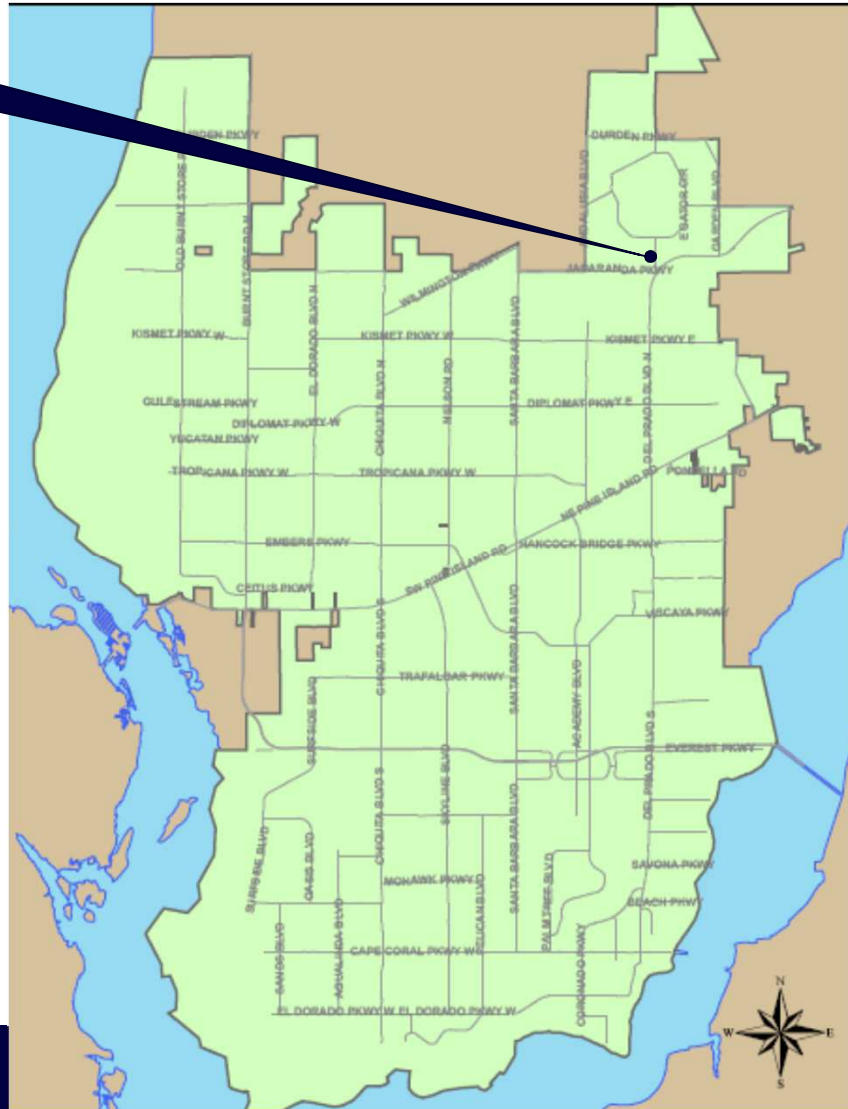
RZN24-000001
Rezone from Single-Family Residential
(R1) to Commercial (C)



Background

- 1.) A privately-initiated rezone involving 0.57 acres for 1917 SW Santa Barbara PL (Lots 12-16, Block 3100, Unit 62)**
- 2.) Property Addresses: 3303 and 3307 NE 16th AVE, 3302 and 3306 Averill BLVD**
- 3.) Applicant: Cape Life LLC**
- 4.) Request is to amend the zoning from Single-Family Residential (R1) to Commercial (C)**

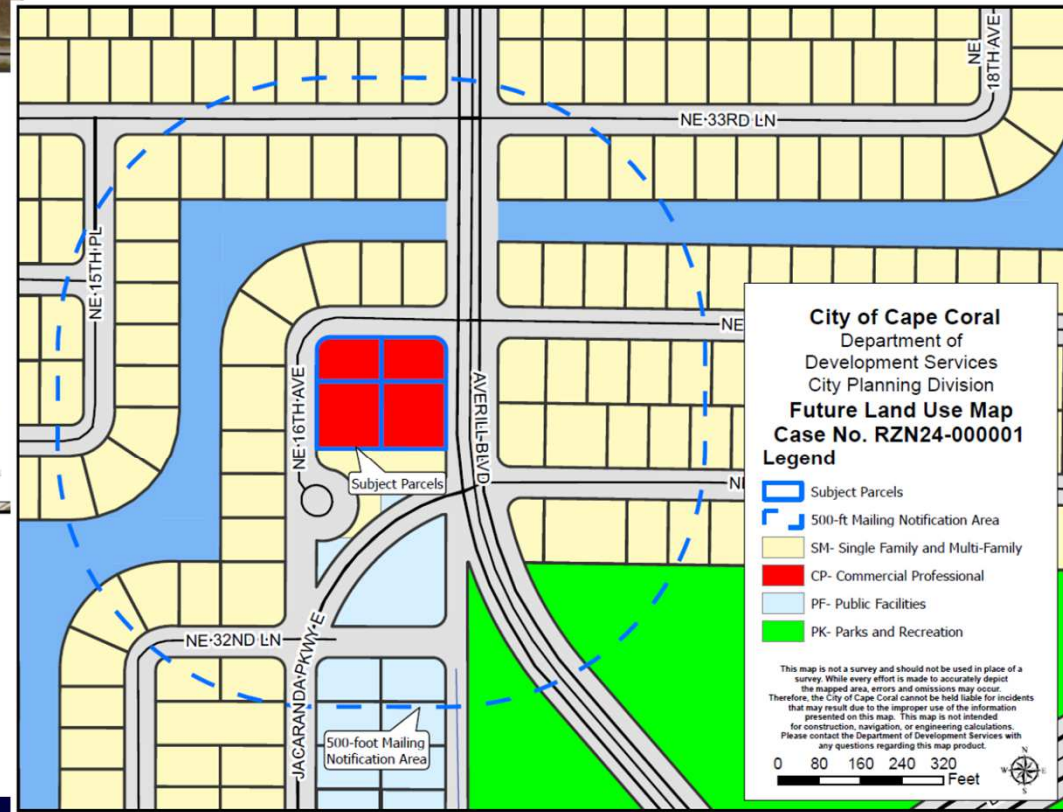
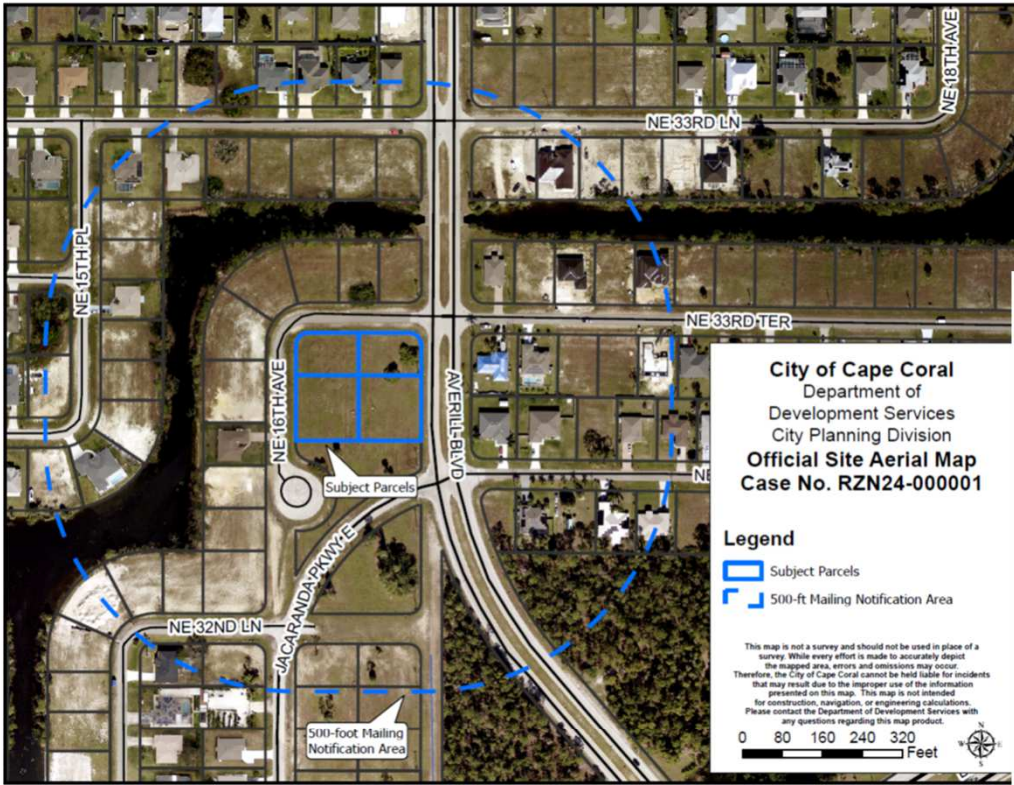
Site



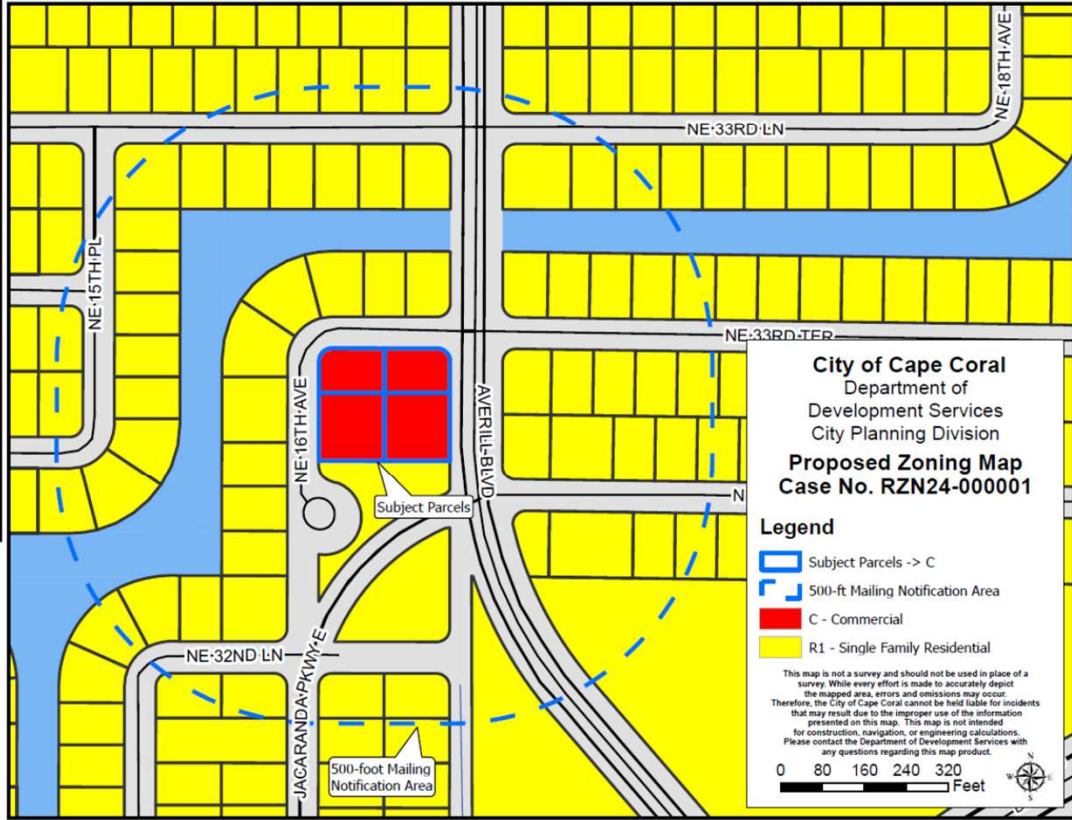
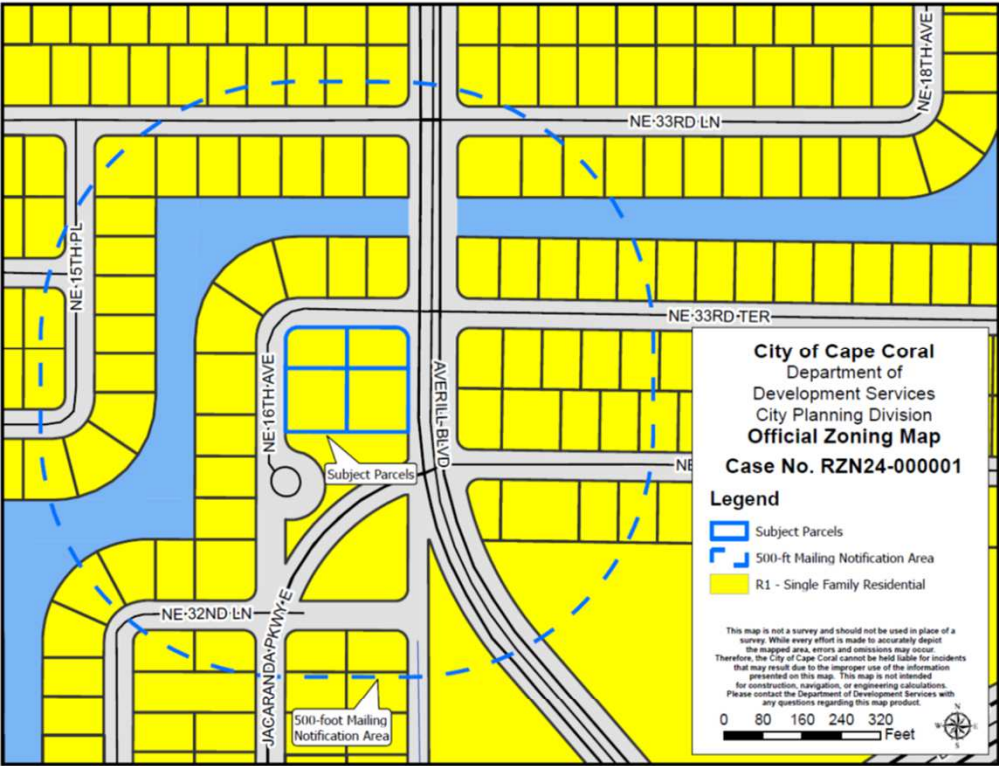
Property location:

**3303 and 3307 NE
16th AVE;
3302 and 3306
Averill BLVD**

Aerial and Current Future Land Use



Current and Proposed Zoning



History

- 1.) Subject properties were amended to Commercial/Professional FLU earlier in 2024**
- 2.) Subject properties are undeveloped**
- 3.) Applicant's proposal is to bring zoning into conformity with the future land use**

Comprehensive Plan/LDC Analysis

- 1.) The proposed zoning is supported by Policy 1.14 of the Future Land Use Element, which discusses commercial node criteria and how the criterion for a commercial node are met.**
- 2.) The site was recently amended to CP future land use by City Council; a rezone designed to make the site consistent is by its nature, consistent with the Comprehensive Plan.**

Comprehensive Plan/LDC Analysis

Rezone was analyzed through Section 3.4.6, Land Development Code

1. Whether the proposed zoning district proposed is consistent with the City Comprehensive Plan;

The proposed Commercial (C) district will be compatible with the Comprehensive Plan designation of Commercial/Professional (CP). The C zoning district is one of two districts that is consistent with the CP future land use designation.

2. Whether the full range of uses allowed in the proposed zoning district will be compatible with existing uses in the area under consideration;

The C District allows a wide variety of non-residential uses such as retail, office, and service uses. The surrounding area is partially developed with single-family homes.

The majority of the uses in the C district should be compatible with the surrounding area. There could be some adverse effects on the single-family homes south of the site depending on the future development of the site. Impacts such as vehicular trips, noise, and light vary between businesses. However, the C district has landscape buffering standards that should assist with compatibility for the residential uses to the south.

Comprehensive Plan/LDC Analysis

3. Whether the range of uses allowed in the proposed zoning district will be compatible with existing and potential uses in the area under consideration;

The uses allowed in the C district are similar to uses that are present along the length of major commercial corridors such as Del Prado Boulevard, Santa Barbara Boulevard, and parts of Cape Coral Parkway outside of the downtown area. The uses could include office, big box retail, restaurants (fast-food and sit-down), personal and professional services. However, this site is not a corridor site, and due to site limitations imposed by the street network, the more intrusive uses possible in the C district would not be viable.

4. Whether the proposed zoning district will serve a community need or broader public purpose;

The City of Cape Coral has a well-documented need for commercial development. The rezone to C, along with the previously-adopted future land use amendment to CP, will result in development of commercial development when centralized utilities are available. Single-family homes are not an allowed use in the C district. The site is large enough to accommodate a neighborhood commercial development on the site.

Comprehensive Plan/LDC Analysis

5. The characteristics of the proposed rezone area are suitable for the uses permitted in the proposed zoning district; and

The site is over one acre in size and has frontage along a collector roadway. The site is suitable for a range of uses including office, retail, or service uses. The C zoning district would allow those uses as either permitted uses, special exceptions, or conditional uses, depending on final development.

6. Whether a zoning district other than the district requested will create fewer potential adverse impacts to existing uses in the surrounding area.

According to Policy 1.15 of the Comprehensive Plan, the only other conventional zoning district that is compatible with the Commercial/Professional (CP) future land use designation is the P district. The P district, due to the fewer permitted uses allowed, would likely result in lessened potential adverse impacts due to that district's focus on uses which have limited hours of operations (e.g. offices) compared to retail uses. Planned Unit Developments (PUD) are also allowed within the CP designation.

Conclusion

- 1.) The proposed rezone would complete the formal change of use for this site from a residential designation to a commercial designation. This proposed rezone would make the property's land use and zoning consistent, which would permit development of the site.

- 2.) This was presented to the Hearing Examiner on October 1, 2024 and a recommendation of approval was obtained via RZN HEX Recommendation 6-2024.

- 3.) Staff recommends Approval